



DEVELOPMENT SERVICES DEPARTMENT (954) 797-1111

Administration (954) 797-1101
Planning & Zoning (954) 797-1103, FAX (954) 797-1204
Building & Occupational Licensing (954) 797-1111
Code Enforcement (954) 797-1121
Engineering (954) 797-1113

TOWN OF DAVIE 6591 ORANGE DRIVE, DAVIE, FLORIDA 33314-3399 (954) 797-1030

MEMORANDUM

PZ 3-29-04

TO: Mayor and Councilmembers
Thomas J. Willi, Town Administrator

THRU: Mark A. Kutney, AICP, Development Services Director
Fernando Leiva, AICP, Planning and Zoning Manager

FROM: Bradley Swing, AICP, Planner II

DATE: April 1, 2004

RE: Land Use Plan Amendment: LA 03-12A/95 Warehouse, Inc.
Petitioner: Michele Mellgren & Associates, Inc.

REQUEST: The applicant is requesting that the above referenced item, currently scheduled for the April 7, 2004 Town Council meeting, be tabled to the meeting on September 1, 2004.

HISTORY: None

JUSTIFICATION: This request is to allow the applicant to address the concerns of the neighbors and provide additional time to develop and refine their site plan.



**MICHELE MELLGREN
ASSOCIATES, INC.**

*Professional Planning, Zoning
and Land Use Consulting Services*

MICHELE C. MELLGREN, AICP
President

March 29 2004

Brad Swing, AICP, Planner II
Development Services Department
Planning & Zoning Division
Town of Davie Town Hall
6591 Orange Drive
Davie, FL 33314-3399

Re: LA-03-12A

Dear Brad:

As the petitioner of the referenced land use plan amendment application, I hereby request a continuance of the Town Council transmittal hearing to September 1, 2004. As you know, my client, which is interested in acquiring the property, is IKEA. Representatives of IKEA recognize that, in order for the Council to best evaluate the land use plan amendment request, a complete site plan may be necessary. Rather than moving forward at this time, IKEA has decided to take the time to develop and refine its site plan.

IKEA intends to continue its proactive community outreach to ensure that the project successfully addresses the concerns of the neighbors and that the site is developed in the best manner possible. In the interim, please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Michele C. Mellgren, AICP



March 25, 2004

Brad Swing, AICP
Planner II
Town of Davie
Development Services Department
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314-3399

Dear Brad,

As you are aware, IKEA Property, Inc., currently under contract with 95 Warehouse, Inc. to purchase property at Nob Hill Road and I-84, has been pursuing a Land Use Plan Amendment that would enable our project to move forward.

Although a site plan is not required as part of the LUPA application, IKEA recognizes that, in order for the Town Council to best evaluate and transmit the LUPA request to DCA, a complete site plan may be necessary. Rather than moving forward at this time, IKEA has decided to take the steps to develop our site plan and refine our project details. For this reason, we respectfully request that the LUPA transmittal, pending before the Town Council, be tabled to September.

We intend to continue our proactive community outreach to ensure that the project successfully addresses the concerns of our neighbors and that the site is developed in best manner possible. We look forward to working closely with the community as well as with Town Council and staff.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joan Hooke".
Joan Hooke
Vice President

cc: Town Council members
Sam Jaszayri
Michele Mellgren
Pat Merwin
Joseph Roth

* * * * *

THIS PAGE
INTENTIONALLY
LEFT BLANK

* * * * *